HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Third Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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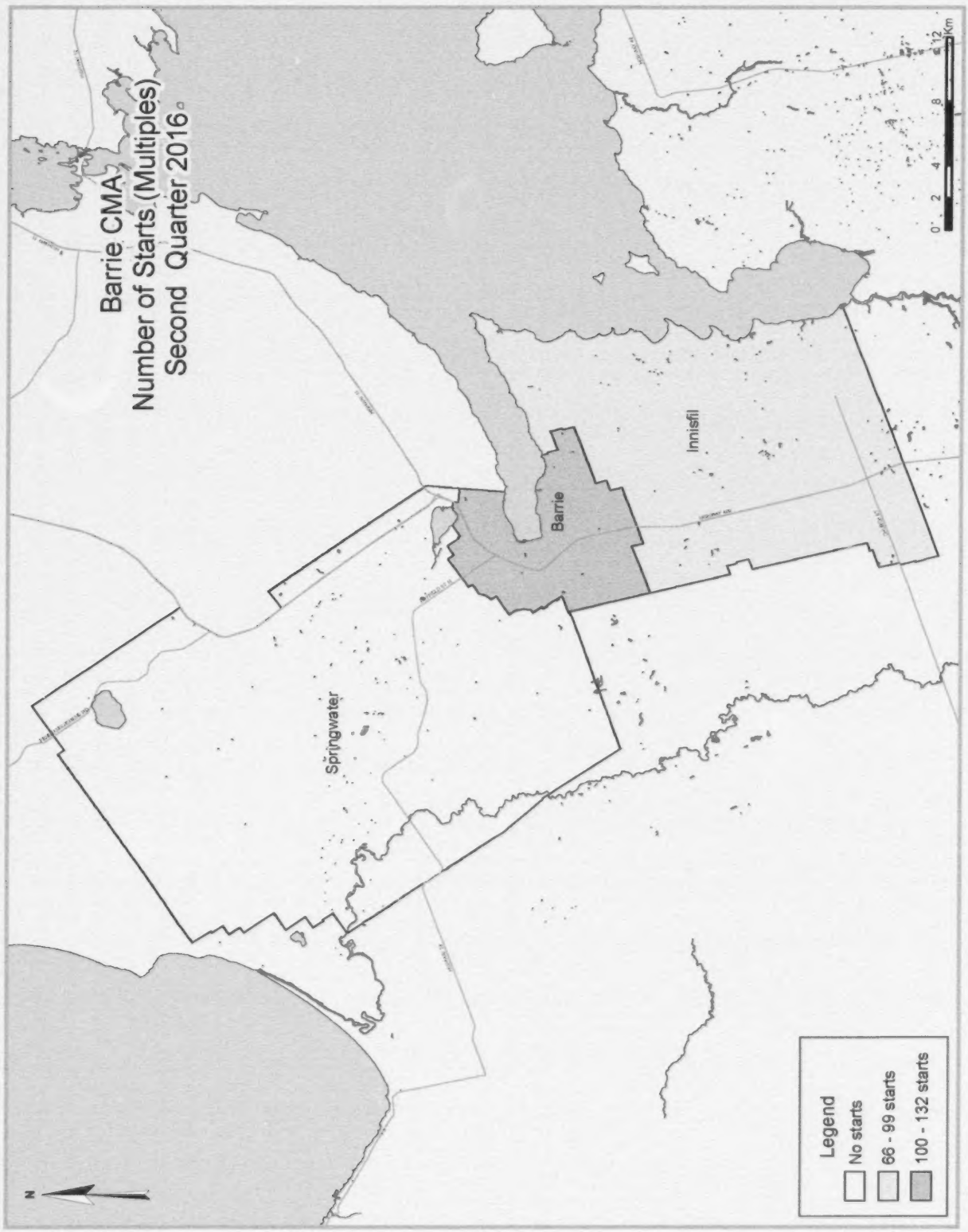
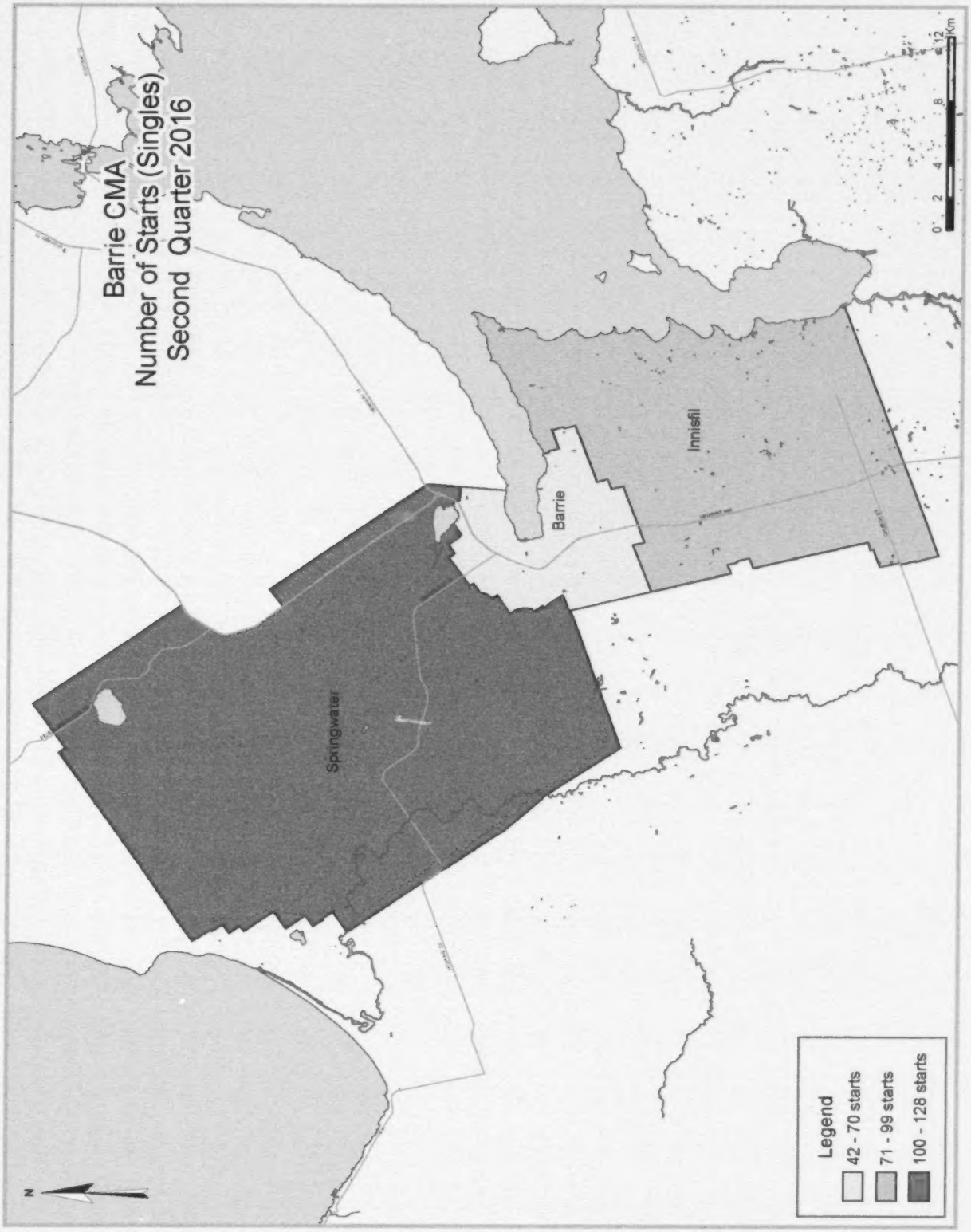
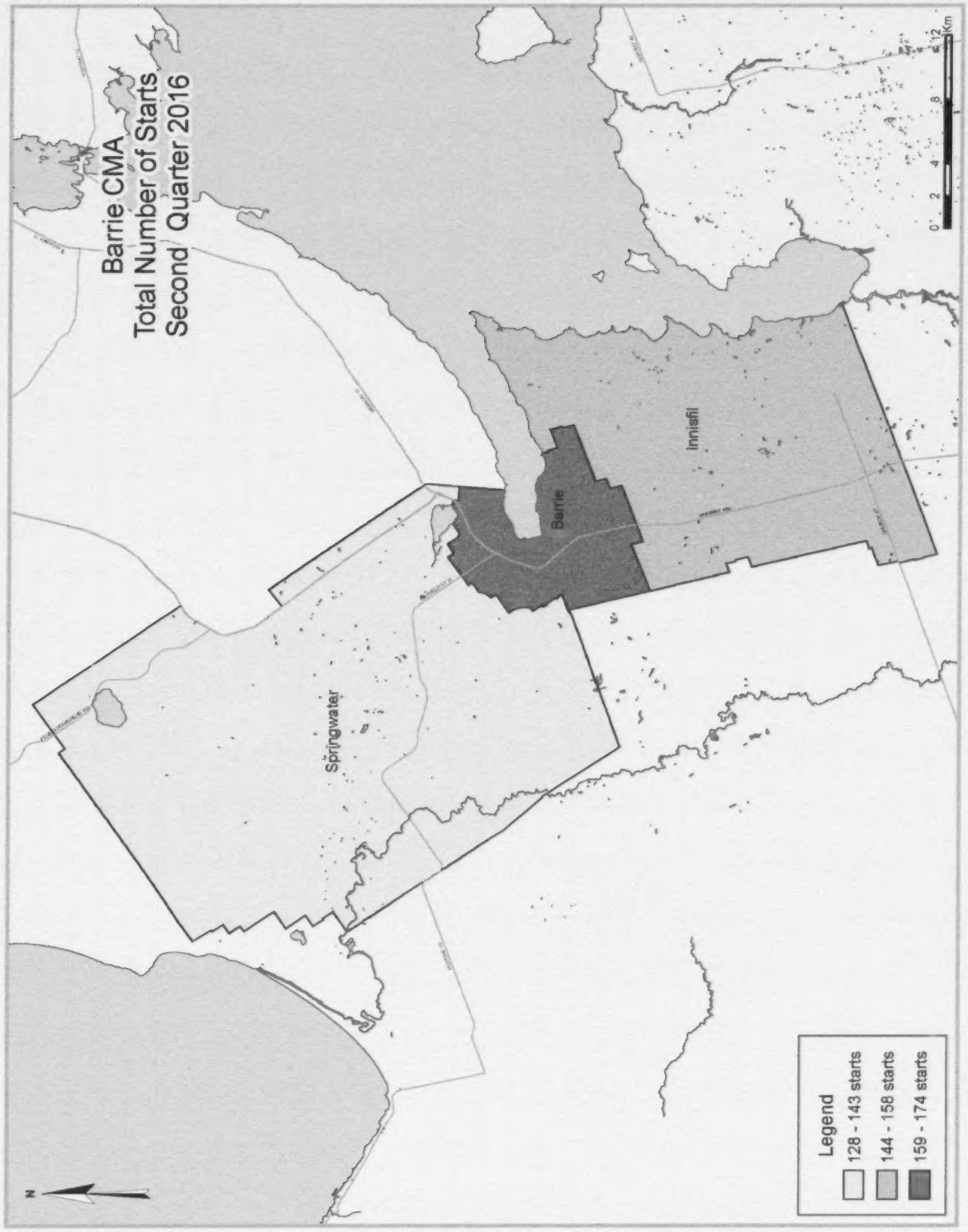
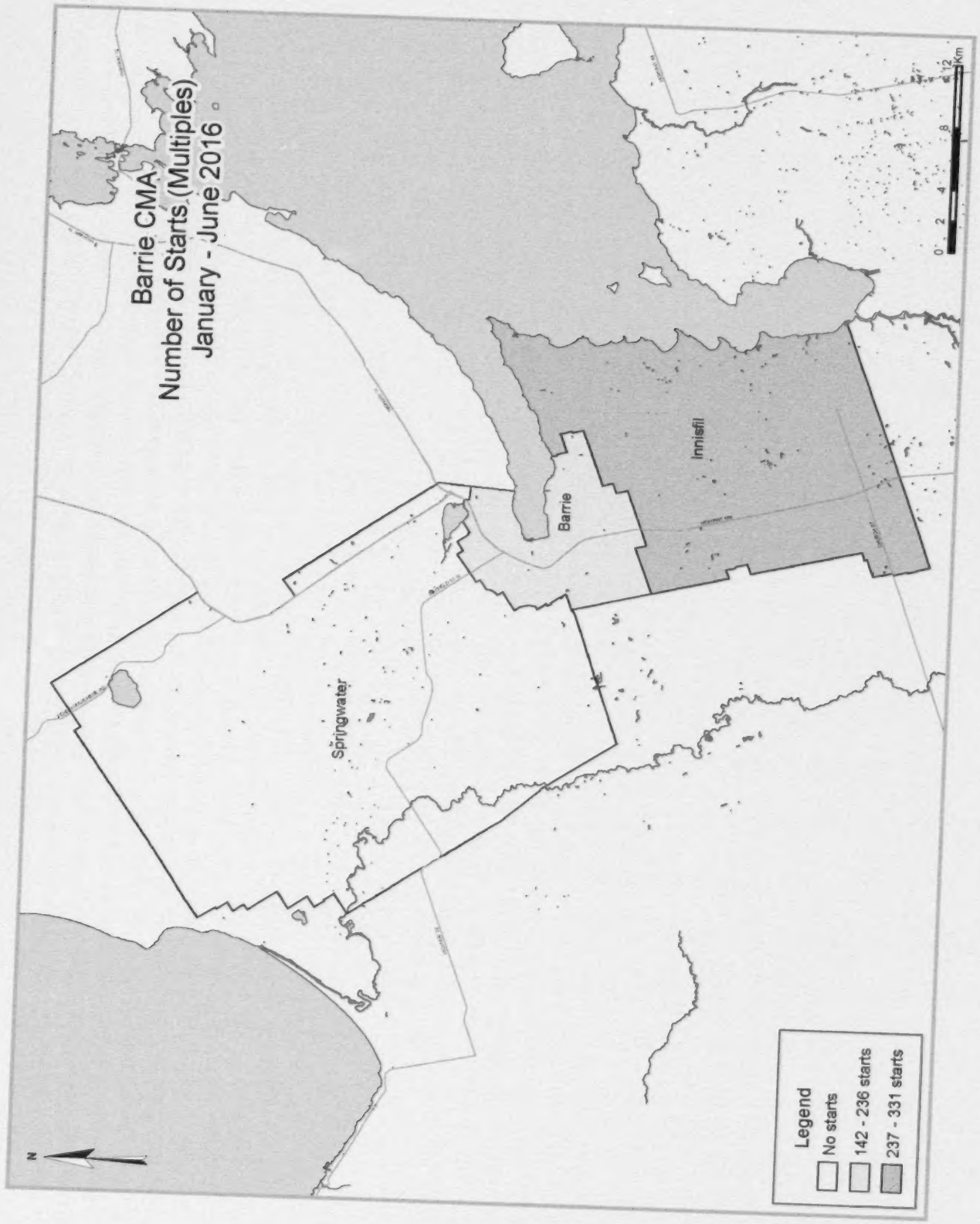
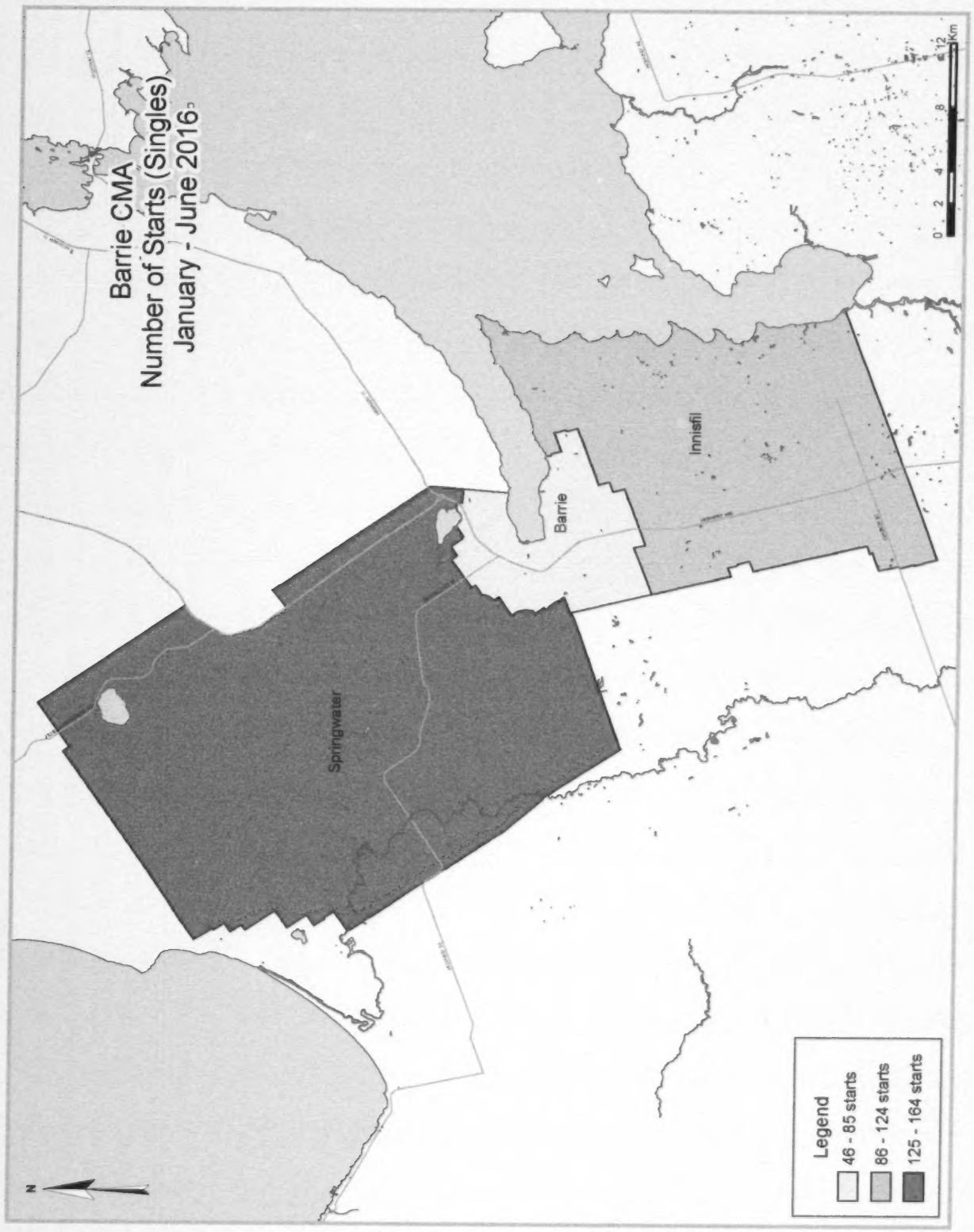
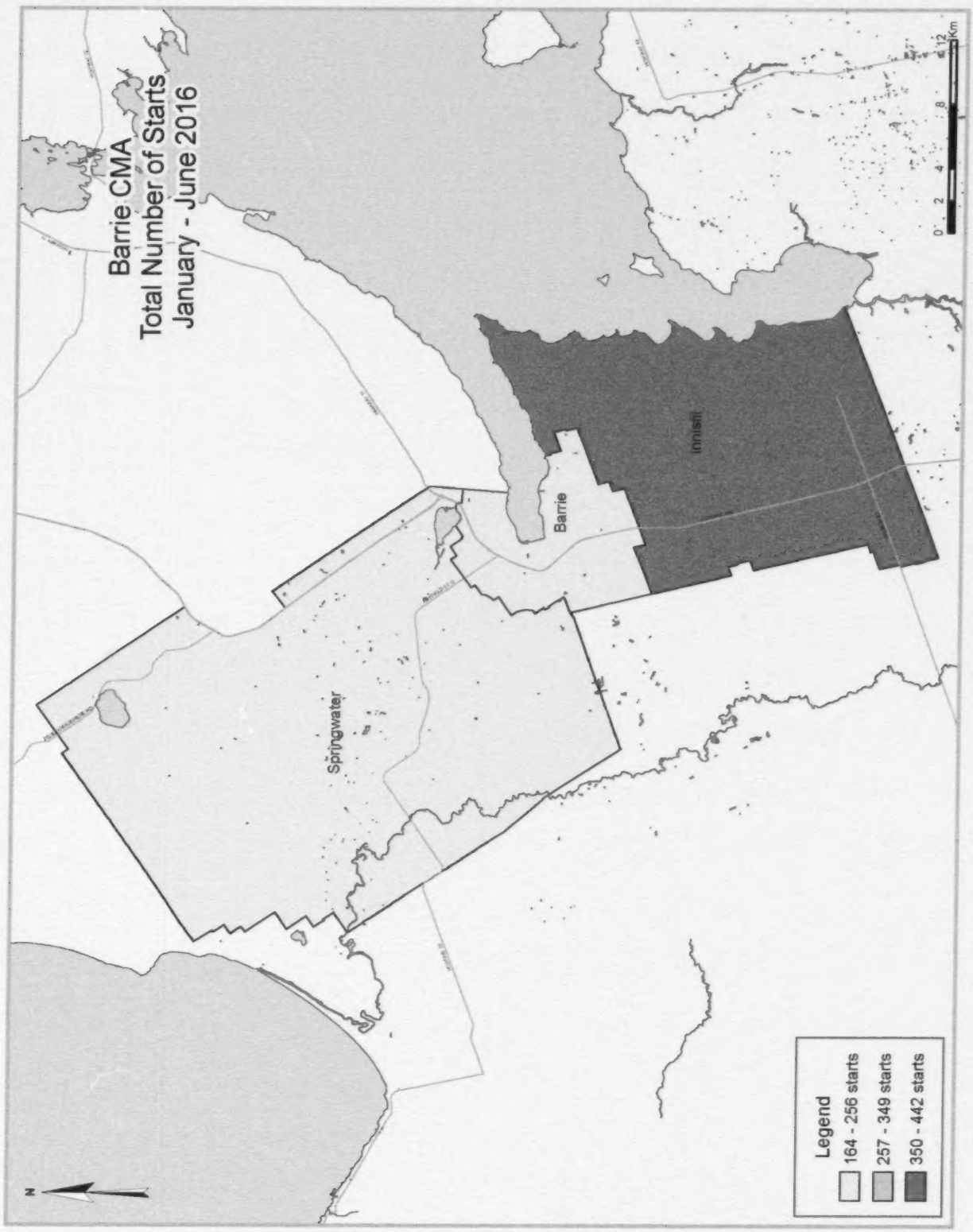

Barrie CMA
Number of Starts (Multiples)
Second Quarter 2016
Innisfil
Barrie
Springwater
0
2
4
8
12
Km
N
Legend
No starts
66 - 99 starts
100 - 132 starts


Barrie CMA
Number of Starts (Singles)
Second Quarter 2016
Innisfil
Barrie
Springwater
Legend
42 - 70 starts
71 - 99 starts
100 - 128 starts
N
0 2 4 8 12 Km


Barrie CMA
Total Number of Starts
Second Quarter 2016
Innisfil
Barrie
Springwater
Legend
128 - 143 starts
144 - 158 starts
159 - 174 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Multiples)
January - June 2016
Innisfil
Barrie
Springwater
Legend
No starts
142 - 236 starts
237 - 331 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
January - June 2016
Springwater
Barrie
Innisfil
Legend
46 - 85 starts
86 - 124 starts
125 - 164 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
January - June 2016
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
164 - 256 starts
257 - 349 starts
350 - 442 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	550	695	291	840	998	803	607	655
Multiples	598	321	204	552	1,620	618	676	946
Total	1,148	1,016	495	1,392	2,618	1,421	1,283	1,601
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	612	715	200	255	27.5%	262	321	22.5%
Multiples	1,100	792	52	198	280.8%	73	473	547.9%
Total	1,712	1,507	252	453	79.8%	335	794	137.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	255	6	66	0	0	126	0	0	453
Q2 2015	200	4	43	0	5	0	0	0	252
% Change	27.5	50.0	53.5	n/a	-100.0	n/a	n/a	n/a	79.8
Year-to-date 2016	321	6	101	0	0	366	0	0	794
Year-to-date 2015	262	4	43	0	26	0	0	0	335
% Change	22.5	50.0	134.9	n/a	-100.0	n/a	n/a	n/a	137.0
UNDER CONSTRUCTION									
Q2 2016	480	8	104	0	55	544	0	104	1,295
Q2 2015	342	8	64	0	38	220	0	108	780
% Change	40.4	0.0	62.5	n/a	44.7	147.3	n/a	-3.7	66.0
COMPLETIONS									
Q2 2016	186	4	0	0	0	0	4	0	194
Q2 2015	101	2	37	0	44	88	0	56	328
% Change	84.2	100.0	-100.0	n/a	-100.0	-100.0	n/a	-100.0	-40.9
Year-to-date 2016	320	6	20	0	0	48	14	0	408
Year-to-date 2015	214	2	56	0	44	88	0	56	460
% Change	49.5	200.0	-64.3	n/a	-100.0	-45.5	n/a	-100.0	-11.3
COMPLETED & NOT ABSORBED									
Q2 2016	32	2	0	0	1	4	n/a	n/a	39
Q2 2015	22	2	0	0	3	13	n/a	n/a	40
% Change	45.5	0.0	n/a	n/a	-66.7	-69.2	n/a	n/a	-2.5
ABSORBED									
Q2 2016	187	6	0	0	0	1	n/a	n/a	194
Q2 2015	105	0	43	0	44	93	n/a	n/a	285
% Change	78.1	n/a	-100.0	n/a	-100.0	-98.9	n/a	n/a	-31.9
Year-to-date 2016	320	6	24	0	2	50	n/a	n/a	402
Year-to-date 2015	222	0	62	0	46	100	n/a	n/a	430
% Change	44.1	n/a	-61.3	n/a	-95.7	-50.0	n/a	n/a	-6.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q2 2016	42	6	0	0	0	126	0	0	174
Q2 2015	46	2	17	0	5	0	0	0	70
Innisfil Town									
Q2 2016	85	0	66	0	0	0	0	0	151
Q2 2015	131	2	26	0	0	0	0	0	159
Springwater Town									
Q2 2016	128	0	0	0	0	0	0	0	128
Q2 2015	23	0	0	0	0	0	0	0	23
Barrie CMA									
Q2 2016	255	6	66	0	0	126	0	0	453
Q2 2015	200	4	43	0	5	0	0	0	252
UNDER CONSTRUCTION									
Barrie City									
Q2 2016	52	8	21	0	55	312	0	104	552
Q2 2015	63	6	38	0	38	220	0	108	473
Innisfil Town									
Q2 2016	172	0	83	0	0	232	0	0	487
Q2 2015	232	2	26	0	0	0	0	0	260
Springwater Town									
Q2 2016	256	0	0	0	0	0	0	0	256
Q2 2015	47	0	0	0	0	0	0	0	47
Barrie CMA									
Q2 2016	480	8	104	0	55	544	0	104	1,295
Q2 2015	342	8	64	0	38	220	0	108	780
COMPLETIONS									
Barrie City									
Q2 2016	27	4	0	0	0	0	4	0	35
Q2 2015	11	2	29	0	44	88	0	56	230
Innisfil Town									
Q2 2016	84	0	0	0	0	0	0	0	84
Q2 2015	75	0	8	0	0	0	0	0	83
Springwater Town									
Q2 2016	75	0	0	0	0	0	0	0	75
Q2 2015	15	0	0	0	0	0	0	0	15
Barrie CMA									
Q2 2016	186	4	0	0	0	0	4	0	194
Q2 2015	101	2	37	0	44	88	0	56	328

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q2 2016	3	2	0	0	1	0	n/a	n/a	6
Q2 2015	5	2	0	0	3	3	n/a	n/a	13
Innisfil Town									
Q2 2016	21	0	0	0	0	0	n/a	n/a	21
Q2 2015	8	0	0	0	0	0	n/a	n/a	8
Springwater Town									
Q2 2016	8	0	0	0	0	4	n/a	n/a	12
Q2 2015	9	0	0	0	0	10	n/a	n/a	19
Barrie CMA									
Q2 2016	32	2	0	0	1	4	n/a	n/a	39
Q2 2015	22	2	0	0	3	13	n/a	n/a	40
ABSORBED									
Barrie City									
Q2 2016	30	6	0	0	0	0	n/a	n/a	36
Q2 2015	13	0	35	0	44	90	n/a	n/a	182
Innisfil Town									
Q2 2016	79	0	0	0	0	0	n/a	n/a	79
Q2 2015	77	0	8	0	0	0	n/a	n/a	85
Springwater Town									
Q2 2016	78	0	0	0	0	1	n/a	n/a	79
Q2 2015	15	0	0	0	0	3	n/a	n/a	18
Barrie CMA									
Q2 2016	187	6	0	0	0	1	n/a	n/a	194
Q2 2015	105	0	43	0	44	93	n/a	n/a	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Barrie City	42	46	6	2	0	22	126	0	174	70	148.6
Innisfil Town	85	131	0	2	66	26	0	0	151	159	-5.0
Springwater Town	128	23	0	0	0	0	0	0	128	23	**
Barrie CMA	255	200	6	4	66	48	126	0	453	252	79.8

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	46	46	6	2	10	43	126	0	188	91	106.6
Innisfil Town	111	180	0	2	91	26	240	0	442	208	112.5
Springwater Town	164	36	0	0	0	0	0	0	164	36	**
Barrie CMA	321	262	6	4	101	69	366	0	794	335	137.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Barrie City	0	22	0	0	126	0	0	0
Innisfil Town	66	26	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	66	48	0	0	126	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	10	43	0	0	126	0	0	0
Innisfil Town	91	26	0	0	240	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	101	69	0	0	366	0	0	0

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Barrie City	48	65	126	5	0	0	174	70
Innisfil Town	151	159	0	0	0	0	151	159
Springwater Town	128	23	0	0	0	0	128	23
Barrie CMA	327	247	126	5	0	0	453	252

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	62	65	126	26	0	0	188	91
Innisfil Town	202	208	240	0	0	0	442	208
Springwater Town	164	36	0	0	0	0	164	36
Barrie CMA	428	309	366	26	0	0	794	335

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Barrie City	27	11	8	2	0	73	0	144	35	230	-84.8
Innisfil Town	84	75	0	0	0	8	0	0	84	83	1.2
Springwater Town	75	15	0	0	0	0	0	0	75	15	**
Barrie CMA	186	101	8	2	0	81	0	144	194	328	-40.9

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	41	17	10	2	10	80	48	144	109	243	-55.1
Innisfil Town	186	169	0	0	20	20	0	0	206	189	9.0
Springwater Town	93	28	0	0	0	0	0	0	93	28	**
Barrie CMA	320	214	10	2	30	100	48	144	408	460	-11.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Barrie City	0	73	0	0	0	88	0	56
Innisfil Town	0	8	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	0	81	0	0	0	88	0	56

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	0	80	10	0	48	88	0	56
Innisfil Town	20	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	20	100	10	0	48	88	0	56

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Barrie City	31	42	0	132	4	56	35	230
Innisfil Town	84	83	0	0	0	0	84	83
Springwater Town	75	15	0	0	0	0	75	15
Barrie CMA	190	140	0	132	4	56	194	328

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	47	55	48	132	14	56	109	243
Innisfil Town	206	189	0	0	0	0	206	189
Springwater Town	93	28	0	0	0	0	93	28
Barrie CMA	346	272	48	132	14	56	408	460

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2016													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q2 2016	0	0.0	6	23.1	10	38.5	5	19.2	5	19.2	26	435,000	492,267
Q2 2015	0	0.0	3	27.3	3	27.3	1	9.1	4	36.4	11	-	534,273
Year-to-date 2016	0	0.0	10	25.0	17	42.5	5	12.5	8	20.0	40	435,000	470,183
Year-to-date 2015	0	0.0	5	33.3	4	26.7	1	6.7	5	33.3	15	-	534,273
Innisfil Town													
Q2 2016	1	1.4	9	12.9	6	8.6	12	17.1	42	60.0	70	537,500	561,329
Q2 2015	6	8.1	9	12.2	9	12.2	8	10.8	42	56.8	74	560,000	539,071
Year-to-date 2016	6	3.8	17	10.6	20	12.5	52	32.5	65	40.6	160	500,000	517,154
Year-to-date 2015	22	13.4	35	21.3	20	12.2	22	13.4	65	39.6	164	560,000	514,810
Springwater Town													
Q2 2016	7	10.9	4	6.3	7	10.9	7	10.9	39	60.9	64	540,000	569,738
Q2 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	683,335
Year-to-date 2016	7	9.3	4	5.3	7	9.3	7	9.3	50	66.7	75	540,000	604,399
Year-to-date 2015	1	6.3	0	0.0	0	0.0	1	6.3	14	87.5	16	-	683,335
Barrie CMA													
Q2 2016	8	5.0	19	11.9	23	14.4	24	15.0	86	53.8	160	515,000	553,470
Q2 2015	6	6.3	12	12.6	12	12.6	9	9.5	56	58.9	95	565,000	556,369
Year-to-date 2016	13	4.7	31	11.3	44	16.0	64	23.3	123	44.7	275	495,000	535,197
Year-to-date 2015	23	11.8	40	20.5	24	12.3	24	12.3	84	43.1	195	470,000	509,968

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Barrie City	492,267	534,273	-7.9	470,183	534,273	-12.0
Innisfil Town	561,329	539,071	4.1	517,154	514,810	0.5
Springwater Town	569,738	683,335	-16.6	604,399	683,335	-11.6
Barrie CMA	553,470	556,369	-0.5	535,197	509,968	4.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

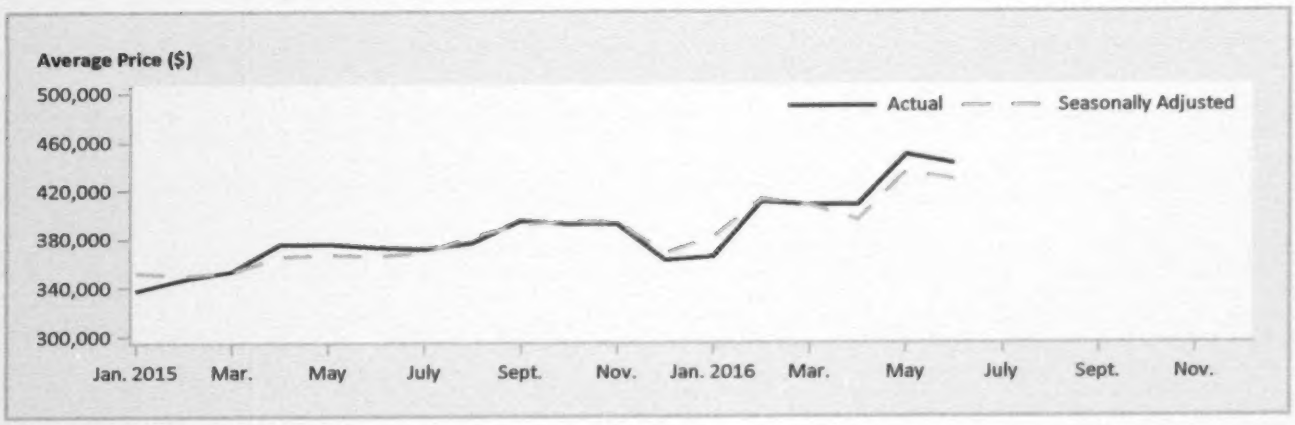


Figure 5.2: MLS® Residential Sales for Barrie

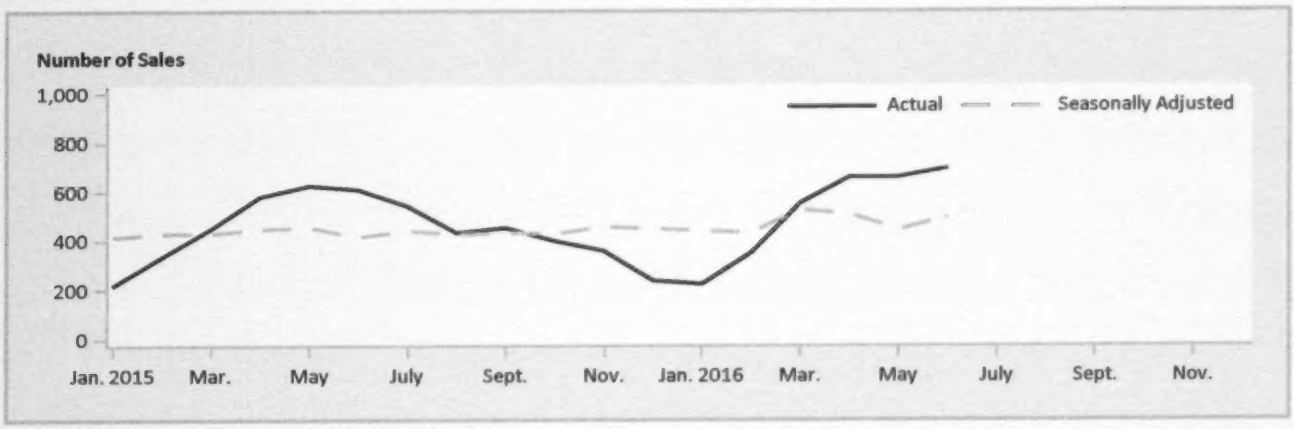
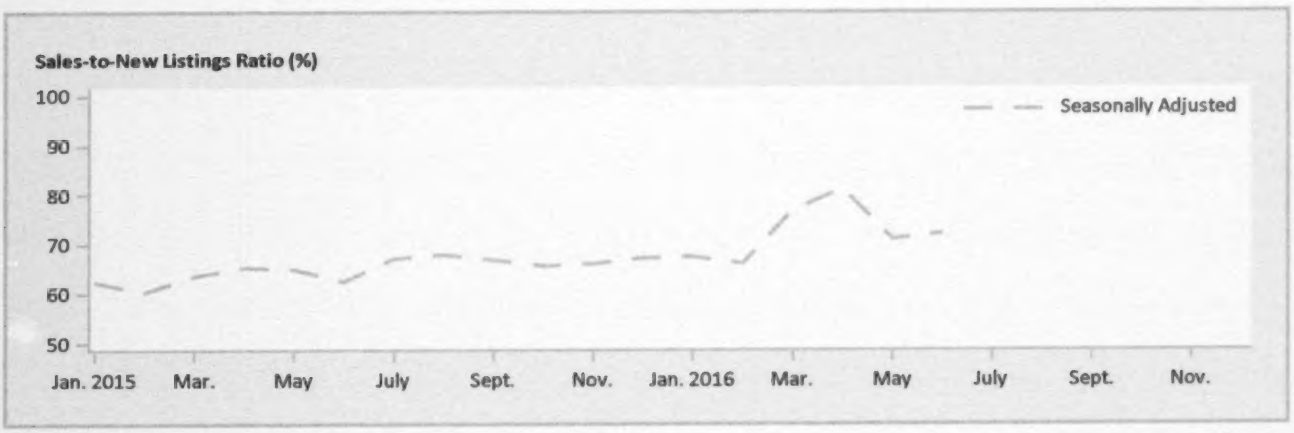


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	114.6	5.5	73.2	873
	February	567	2.89	4.74	120.1	126.2	113.1	6.5	72.8	880
	March	567	2.89	4.74	120.3	127.1	112.0	6.7	72.1	890
	April	561	2.89	4.64	120.6	126.9	110.1	7.8	71.8	919
	May	561	2.89	4.64	121.0	127.7	110.0	8.3	72.0	958
	June	561	2.89	4.64	121.5	128.2	109.7	7.7	71.3	980
	July	561	2.89	4.64	121.9	128.4	109.2	7.2	70.5	963
	August	561	2.89	4.64	122.5	128.0	109.6	6.8	70.3	940
	September	561	2.89	4.64	122.7	127.8	108.1	7.0	69.4	932
	October	561	2.89	4.64	123.1	127.9	106.2	6.6	67.8	939
	November	561	3.14	4.64	123.4	127.9	103.8	6.1	65.9	935
	December	561	3.14	4.64	123.5	127.5	104.6	6.4	66.4	918
2016	January	561	3.14	4.64	123.7	127.8	107.0	6.4	67.8	920
	February	561	3.14	4.64	124.2	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	124.5	129.0	109.7	7.6	70.3	927
	April	561	3.14	4.64	125.1	129.6	109.0	7.9	69.9	921
	May	561	3.14	4.64	126.9	130.1	107.0	7.8	68.5	909
	June	561	3.14	4.64		130.4	104.1	7.5	66.4	890
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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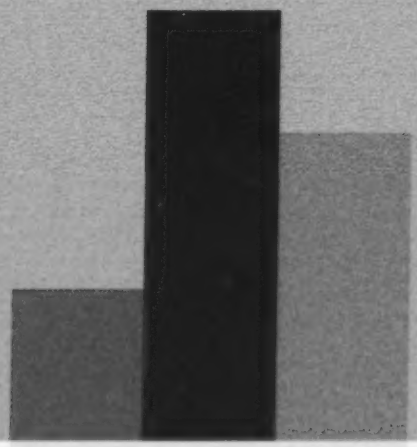

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